096.0	0004	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,175,700	/	1,175,700
USE VALUE:	1,175,700	/	1,175,700
ASSESSED:	1,175,700	/	1,175,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		BRADLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAFURI NESHE
Owner 2:	ZARRINGHALAM KOUROSH
Owner 3:	
Street 1:	8 BRADLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONNELLY LAWRENCE M -
Owner 2:	MILLER BARBARA J -
Street 1:	8 BRADLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry U
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .217 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Brick Veneer Exterior and 3481 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9464.000	677,900	5,100	492,700	1,175,700
Total Card	0.217	677,900	5,100	492,700	1,175,700
Total Parcel	0.217	677,900	5,100	492,700	1,175,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.74 | /Parcel: 337.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	677,900	5100	9,464.	492,700	1,175,700		Year end	12/23/2021
2021	101	FV	658,100	5100	9,464.	492,700	1,155,900		Year End Roll	12/10/2020
2020	101	FV	657,900	5100	9,464.	492,700	1,155,700	1,155,700	Year End Roll	12/18/2019
2019	101	FV	491,100	5200	9,464.	492,700	989,000	989,000	Year End Roll	1/3/2019
2018	101	FV	491,100	5200	9,464.	422,400	918,700	918,700	Year End Roll	12/20/2017
2017	101	FV	488,200	5200	9,464.	394,200	887,600	887,600	Year End Roll	1/3/2017
2016	101	FV	488,200	5200	9,464.	337,900	831,300	831,300	Year End	1/4/2016
2015	101	FV	476,900	5400	9,464.	302,700	785,000	785,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7874

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONNELLY LAWREN	73001-286	1	7/26/2019		1,210,000	No	No		
MORVAI ANN M	48543-482		11/22/2006		730,000	No	No		
G K DEVELOPMENT	26608-192		8/23/1996		405,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/26/2016	89	Redo Kit	55,000					remod kitchen, sky
11/19/2012	1529	Manual	15,000	C				
12/2/2011	1566	Redo Bat	40,000	C				REDO 2 BATHS/REPL
6/17/2008	667	Re-Roof	11,550	C		G10	GR FY10	
4/6/1994	94		2,000					ADD 2FT TO ENTRYWA

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2019	SQ Returned	MM	Mary M
10/26/2016			
10/26/2016	Left Notice	DGM	D Mann
10/26/2016	Permit Visit	DGM	D Mann
4/12/2013	Info Fm Prmt	MM	Mary M
6/6/2012	Info Fm Prmt	BR	B Rossignol
2/18/2009	Meas/Inspect	372	PATRIOT
3/8/2007	MLS	MM	Mary M
11/8/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

62997

GIS Ref

GIS Ref

Insp Date

02/18/09

!7874!

PRINT

Date	Time
12/30/21	06:20:03

LAST REV

Date	Time
10/11/19	11:10:32

mmcmakin

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	62997
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9464		Sq. Ft.	Site		0	70.	0.74	4									492,746						492,700	

Total AC/HA:	0.21726	Total SF/SM:	9464	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	
Total:	492,746	Spl Credit		Total:	492,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11958849
Const Adj.:	1.01489842
Adj $ / SQ:	147.715
Other Features:	125750
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	759953
Depreciation:	82075
Depreciated Total:	677878

COMMENTS

OF = WET BAR SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

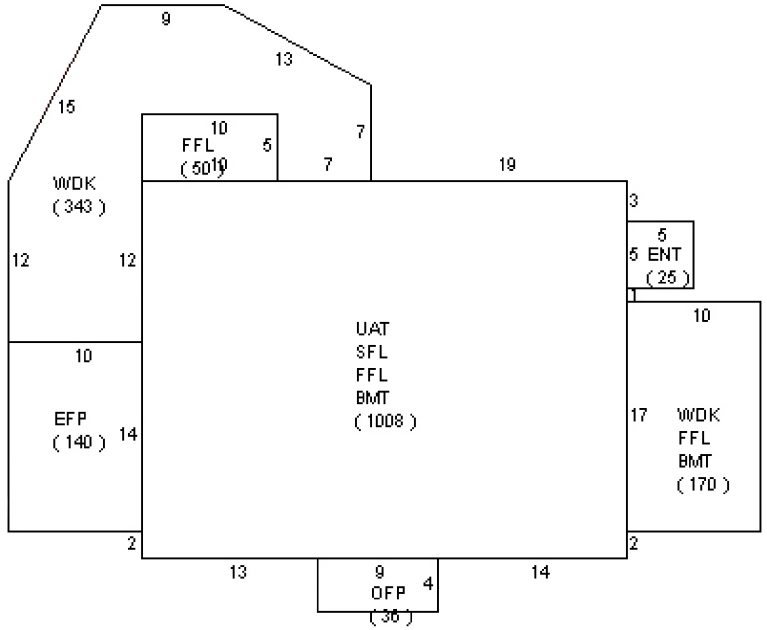
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	196.46
Special Features:	0	Val/Su Net:	154.77
Final Total:	677900	Val/Su SzAd	303.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,228	147.710	181,394
BMT	Basement	1,178	71.680	84,437
SFL	Second Floor	1,008	147.710	148,897
WDK	Deck	513	8.070	4,139
UAT	Upper Attic	252	70.900	17,868
EFP	Enclos Porch	140	47.370	6,631
OFP	Open Porch	36	44.660	1,608
ENT	ENTRY	25	26.790	670
	Net Sketched Area:	4,380	Total:	445,644

Size Ad	2236	Gross Area	5136	FinArea	3481

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	95	A	
UAT	100	FLA	50	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1966	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc